



GOVDOC

BRA
3854DONNELLY
MAUGEL
ARCHITECTSPAUL J. DONNELLY AIA, PE
BRENT A. MAUGEL AIAStephen Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

30 November 1989

RE: Request for Design Services, Chinatown Community Service Facility

Dear Mr. Coyle,

I am pleased to submit our Letter of Interest along with our firm's architectural qualifications and conceptual design proposal for the Chinatown Community Service Facility. We are truly excited by the opportunity to submit our qualifications for your consideration.

We feel that both the program and the site and its context present a challenge unparalleled by most architectural design projects. Satisfying the need for health and human services in the Asian-American community and designing a building which reflects the unique cultural character of Chinatown represent very meaningful tasks to us.

We are a small Boston based firm with direct experience in the design of medical and athletic buildings. As a community oriented firm with extensive experience dealing with community groups and public agencies we feel ideally suited for this project. We have assembled a team of experienced consultants including the Asian-American Architect Yim Lim.

Both Brent Maugel and myself as principals work directly on all aspects of all our projects. We are capable, eager and enthusiastic. We take particular pride in our recent design proposals to the BRA for Parcel 39A in the Charlestown Navy Yard and Sargent's Wharf.

We appreciate very much your consideration and look forward to hearing from you.

Sincerely,

Paul J. Donnelly, AIA, PE



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DESIGN NARRATIVE

Our conceptual design proposal attempts to address the programmatic aspect of the building design in a simple, efficient and clear manner. In a formal sense our building will respond to a layering of geometries and circulation patterns and a melange of building types and land uses in the vicinity of the site. Symbolically, we have attempted to design a building that reflects the distinctive cultural character of Chinatown in Boston.

The program lends itself to two distinct groupings of use. The YMCA and the Boys and Girls Club have uses that are shared, similar and compatible. The Health Care Center and the Community Associations and Council also have similar and compatible uses. This particular grouping notion is fundamental to site efficiency, our organizational ideas and the parti.

Given the geometry of the site and the specific dimensional needs of the YMCA and the Boys and Girls Club, we have located these uses in the East-West leg of the site along Nassau Street. The remainder of the program is then organized within the North-South leg running along Ash Street. When we extend the Maple Place axis, a seam develops between the two programmatic groupings. This seam becomes a pedestrian path or street through the site. One elevator core serves both programmatic groupings. Access to this core is from either a node off the pedestrian path through the building or off the formal entrance to the building at Ash Street. Our concept design provides for all requested program space in a building of approximately 100,000 s.f.

The ground floor plan organization is orthogonal and is derived from the generally orthogonal grid of Chinatown and the proposed orthogonal schemes for Parcels A and B.

Our building reestablishes the east wall of Ash Street. Ash Street will serve as an extension of the main pedestrian path through Parcel B. The continuous wall of our building will contribute to a strong sense of place on the street and define the block which runs from Oak to Nassau Streets. Our design proposal has a two building reading on Nassau Street facilitated by the pedestrian path or seam. The programmatic areas in each piece are reflected in the massing and fenestration. These features of our building respond to the smaller scale of Nassau Street.

The Community Health Center has its own entrance at grade off Ash Street. The Asian-American Resource Workshop also has its own entrance at grade and is visibly situated at the corner of Ash and Nassau Streets. All other community service areas are accessed from the main lobby and core at Ash Street. The YMCA and the Boys and Girls Club each have their own entrance at grade off the pedestrian path through the facility. The elevator core serves the upper levels of the YMCA and Boys and Girls Club. The roof above the YMCA gymnasium is fenced in. This area provides outdoor recreational areas and room for an outdoor track.

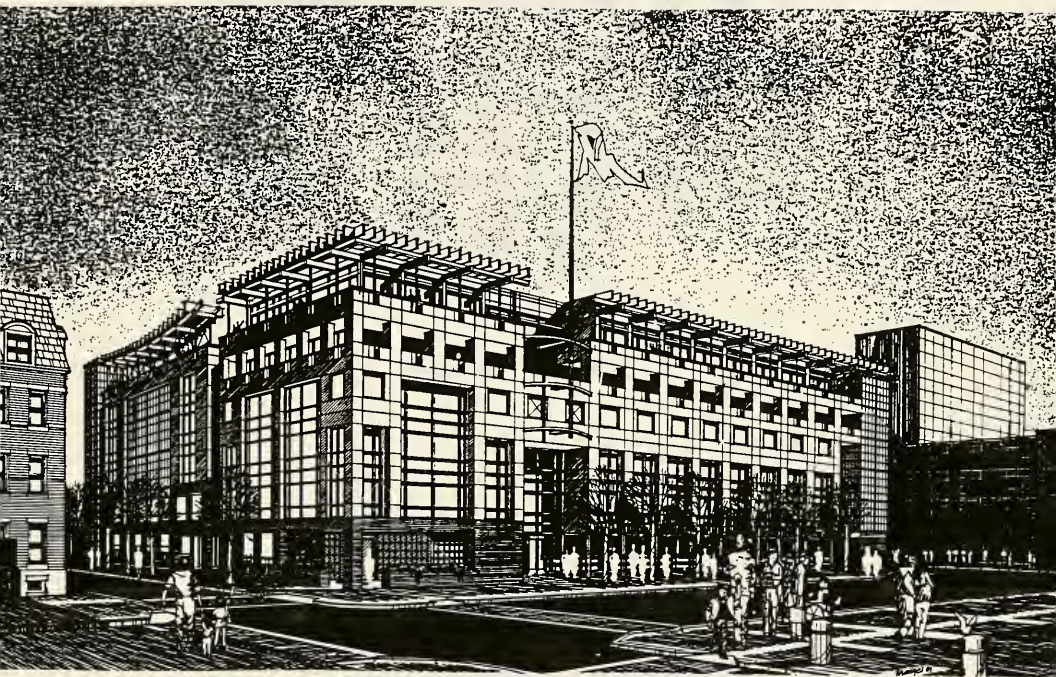
The major facade materials are brick and stone masonry. A wood trellis is situated over a recessed deck at the top level of the building. This establishes a strong cornice like reading at the top of our building. The base of the building is articulated through the creation of a loggia at grade along Ash Street. The loggia is an integral part of the entry sequences. The fenestration reflects the distribution and groupings of programmatic areas throughout. This strategy provides for a varied and scaled facade.

The design attempts to illuminate our preliminary perception of the programmatic and cultural purpose of this building. The ideas and process represent the making of a philosophical framework for the evolution of the Chinatown Community Service Facility.

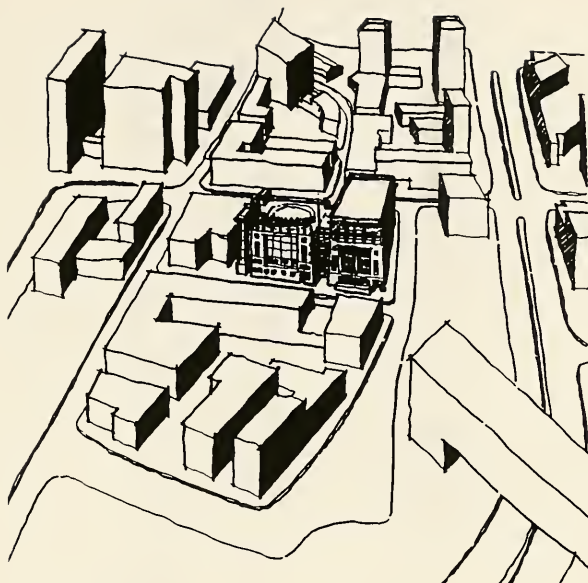


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CONCEPTUAL DESIGN PROPOSAL



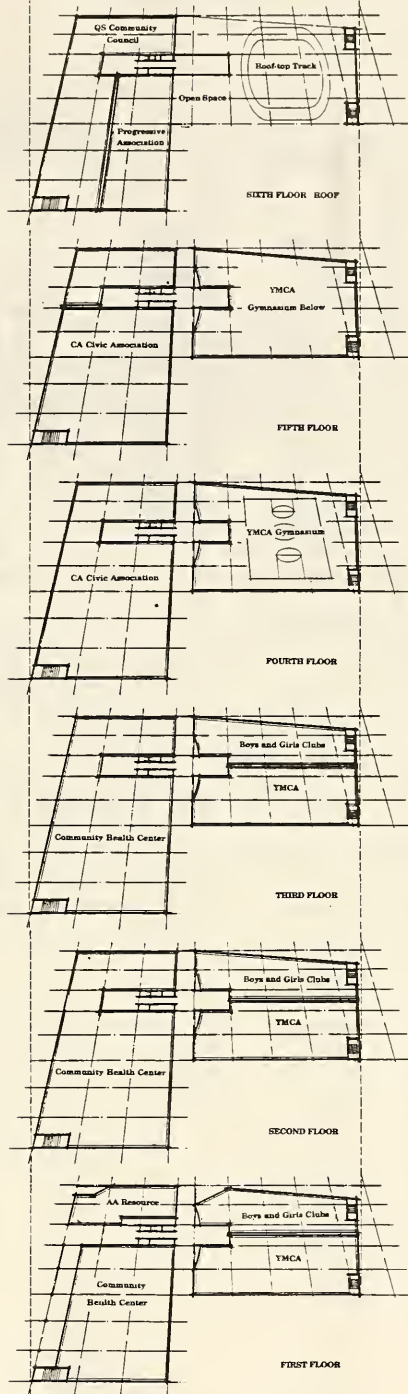
PERSPECTIVE



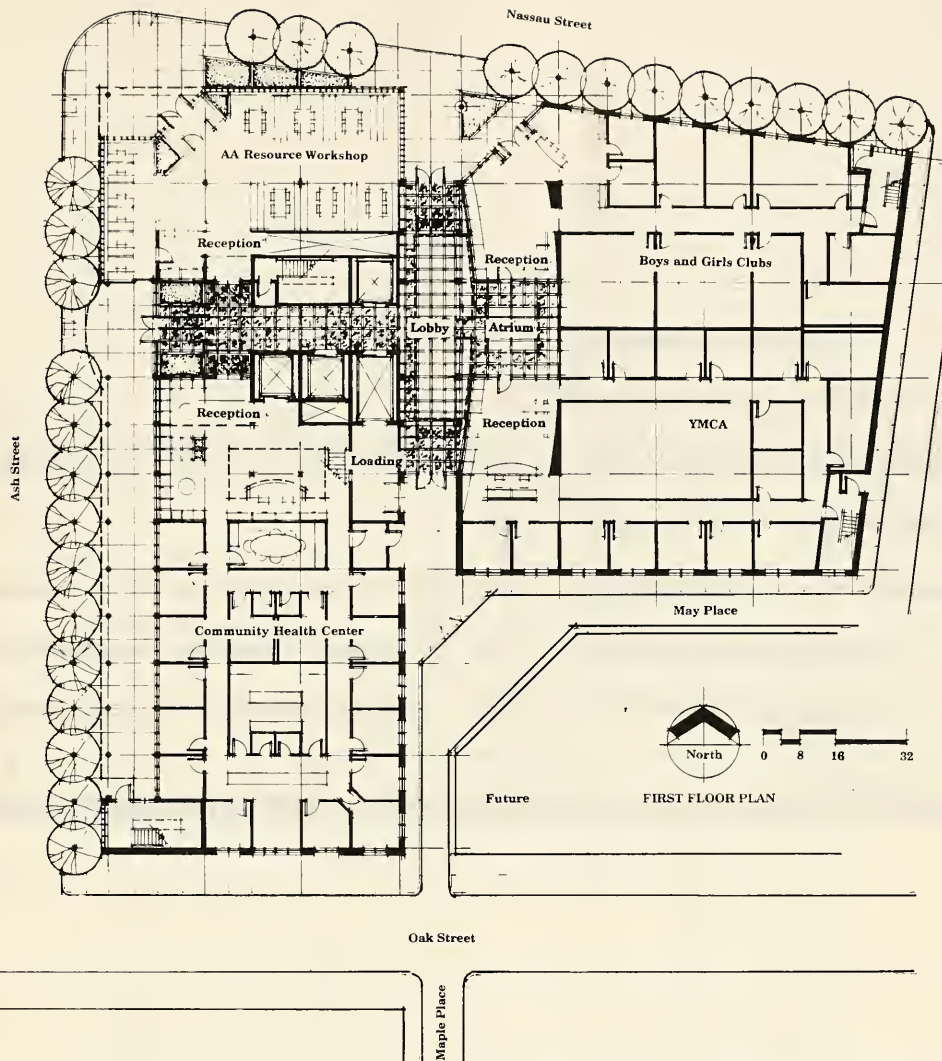
CONTEXT PERSPECTIVE



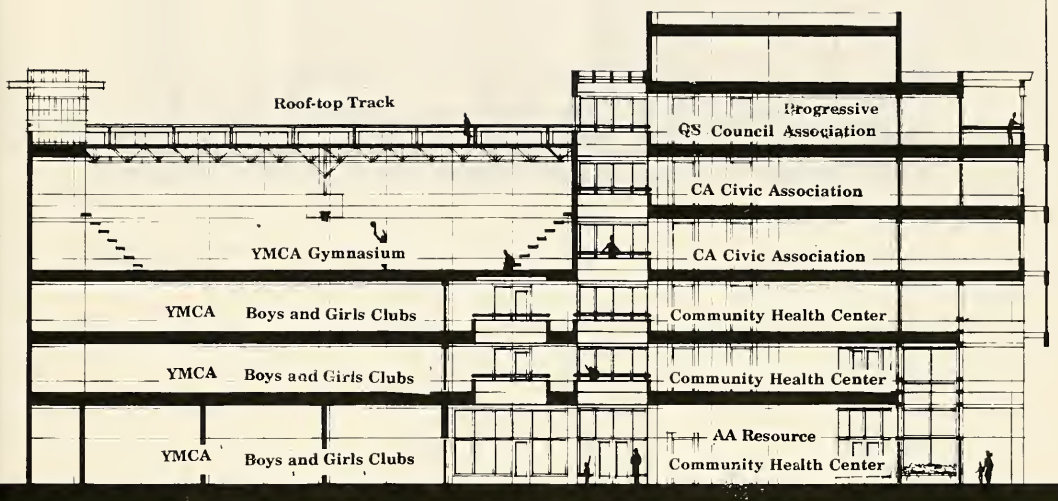
PARTI ELEVATION



FLOOR PLANS

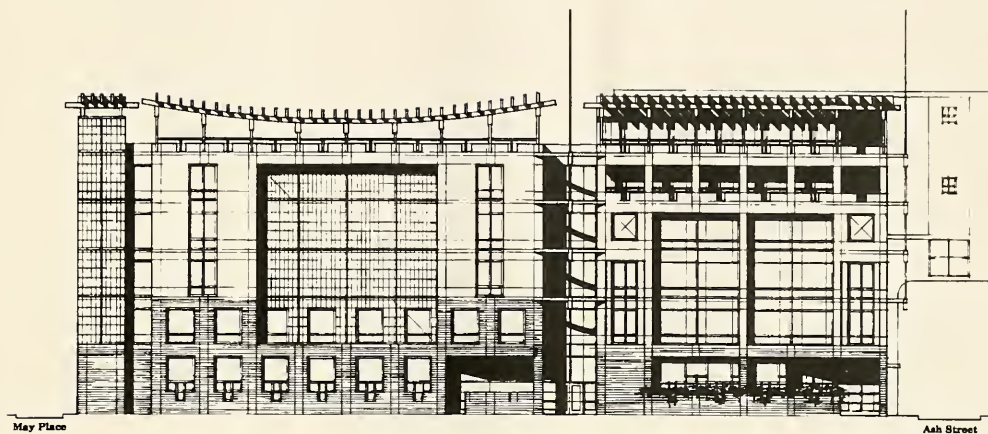


GROUND FLOOR PLAN

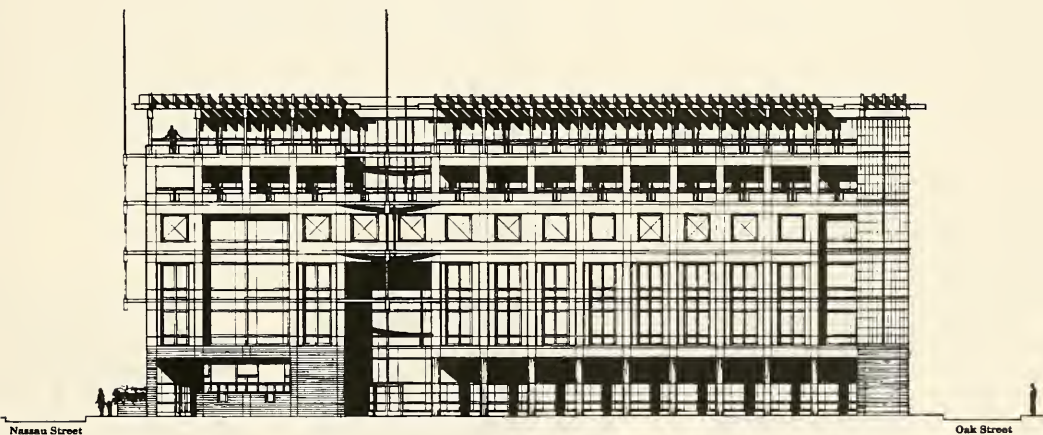


SECTION

SECTION

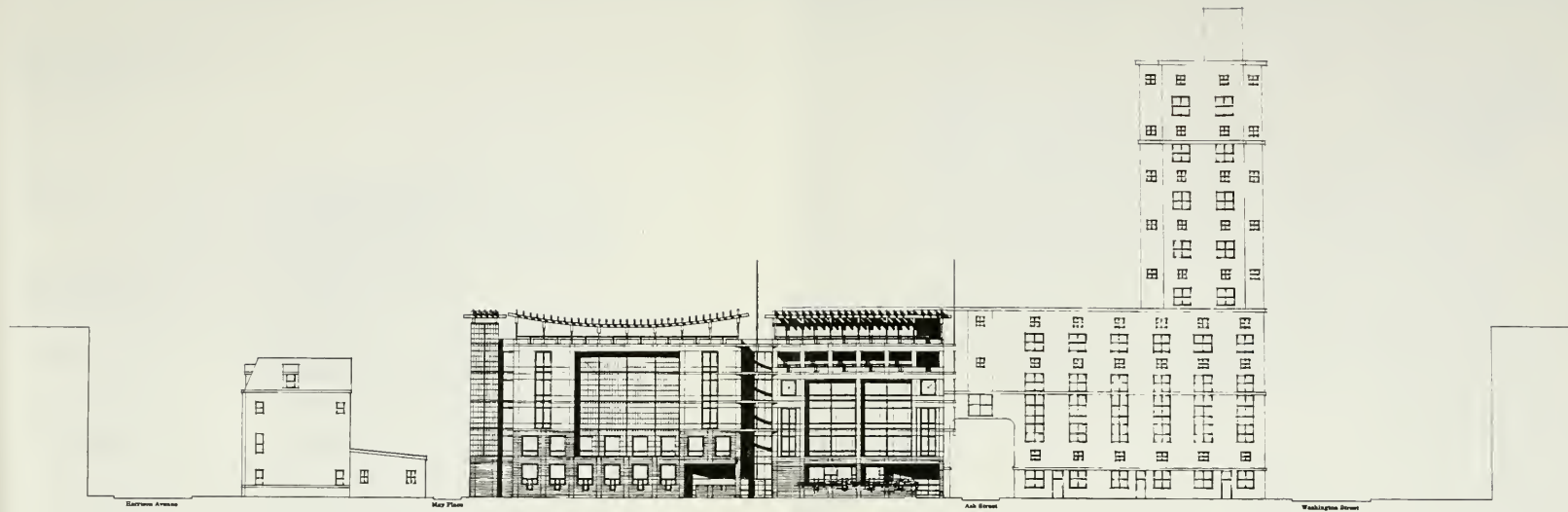


NORTH ELEVATION

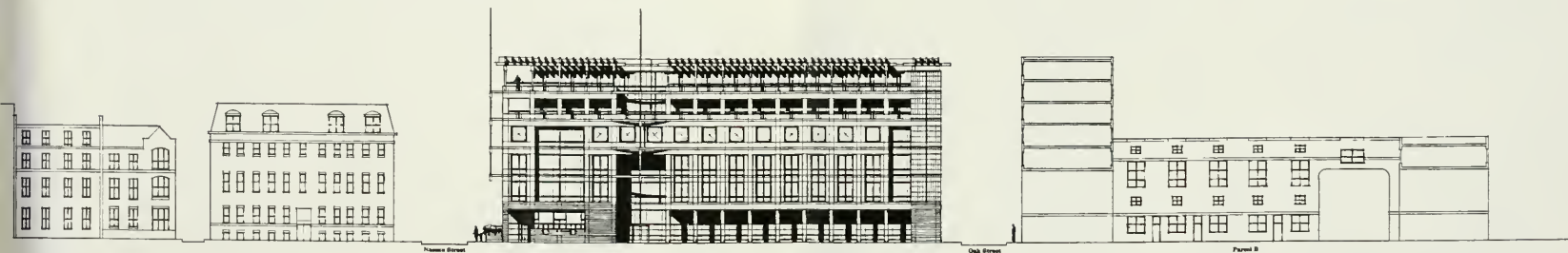


WEST ELEVATION

ELEVATIONS



NORTH ELEVATION



WEST ELEVATION

DESIGN TEAM

Architects

Donnelly Mangel Architects, Inc.
Boston, Massachusetts

Contact personnel: Paul J. Donnelly, AIA, PE
Brent A. Mangel, AIA

Consulting Asian American Architect

Yim Lim, Architect
Cambridge, Massachusetts

Contact personnel: Yim Lim

Structural Engineers

Weidlinger Associates
Cambridge, Massachusetts

Contact personnel: I. Steven Varga, PhD, PE

Mechanical and Electrical Engineers

CYGNA Engineers
Boston, Massachusetts

Contact personnel: William Pineo

Cost Estimating

Barfield Associates
Boston, Massachusetts

Contact personnel: Joseph Gavegnano

ARCHITECT'S QUALIFICATIONS

Donnelly Mangel Architects is a Boston based multifaceted architectural firm providing all the services necessary to meet the varied needs of regional as well as international clients. The firm is a team of individuals with highly developed architectural skills and with experience in all types of building projects. The staff includes architects, engineers and draftspersons who combine high professional standards with innovation in the fields of architecture and planning.

Donnelly Mangel Architects is noted for restoration of buildings listed on the National Register of Historic Places, as well as work in housing, residential condominiums, resort condominiums, retail stores, industrial buildings, commercial buildings and correctional facilities. The firm is a versatile, design-oriented firm.

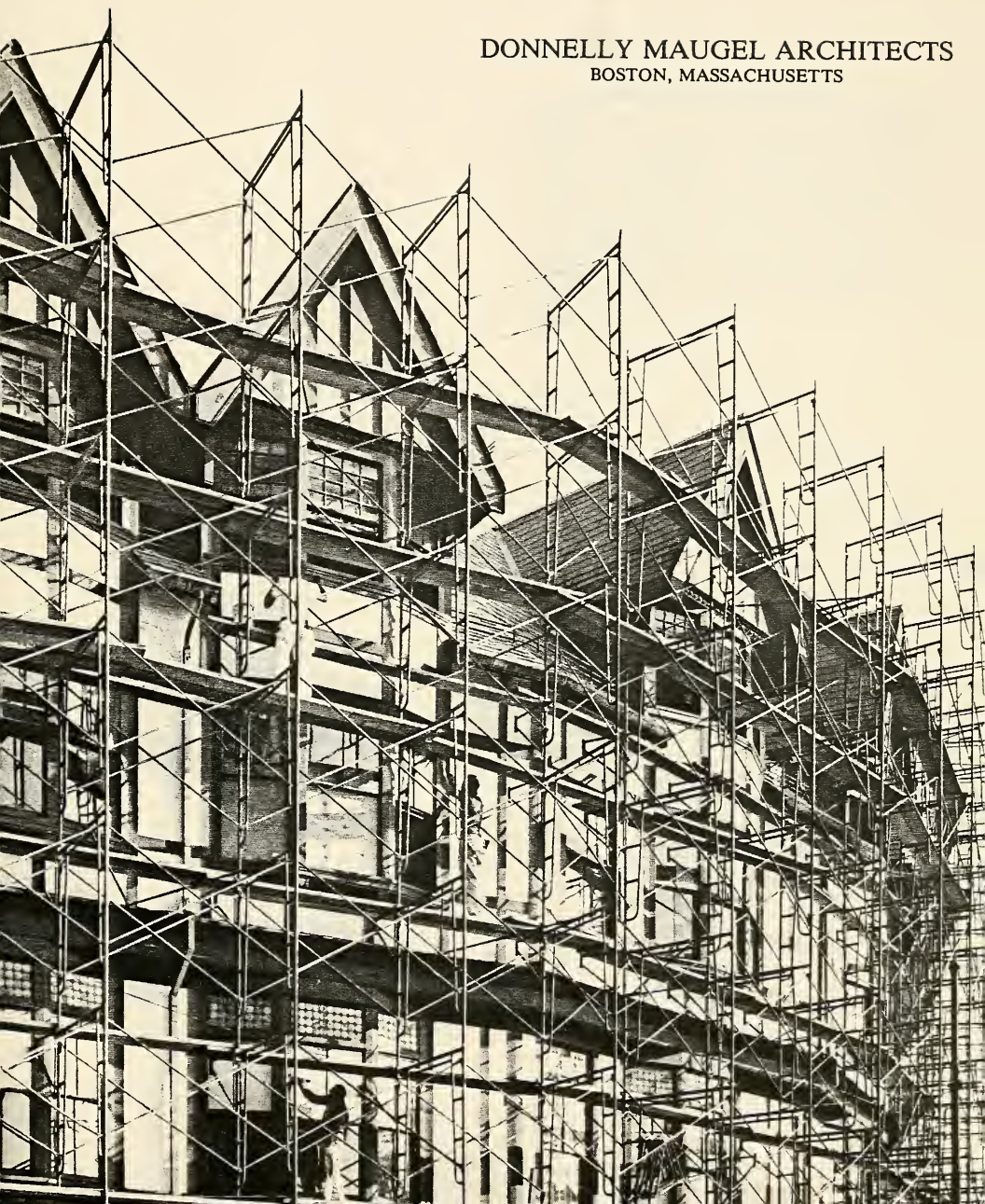
Donnelly Mangel Architects has demonstrated its capability to participate on a responsive, responsible team in order to successfully complete its projects with in strict scheduling and budgetary constraints. Thorough cost analysis provides sound financial projections. Staff creativity enables the firm to provide cost-effective alternatives to specific programmatic constraints.

The firm has extensive experience with publicly and privately funded projects and is committed to sensitivity regarding scale and context in architectural design. Each project within the firm managed by a team which maintains constant involvement in the project throughout the process, from inception of program and design through the completion of construction documents, and the administration of the contract throughout construction. Both Mr. Donnelly and Mr. Mangel, as principals, remain involved in all phases of every project. Donnelly Mangel Architects is committed to both quality service and design. The firm takes great pride in its work.

REPRESENTATIVE PROJECTS

| | |
|--|--------------|
| <u>Jamestown Place</u> | \$12,000,000 |
| New 100,000 s.f. Office Building Charlestown Navy Yard, MA | |
| <u>Longfellow Bridge Restoration</u> | \$18,000,000 |
| Restoration of th Longfellow Bridge Boston, MA | |
| <u>Riverview Commons</u> | \$14,500,000 |
| 220 units of Housing Andover, MA | |
| <u>Westvale Meadows</u> | \$ 1,600,000 |
| 16 units of Housing Concord, MA | |
| <u>Damon Mill Restoration</u> | \$ 3,500,000 |
| National Register Restoration 45,000 s.f. Office Building Quincy, MA | |
| <u>Adams Building Restoration</u> | \$ 1,750,000 |
| National Register Restoration 45,000 s.f. Office Building Quincy, MA | |
| <u>The Atrium Building</u> | \$ 1,000,000 |
| 25,000 s.f. Rehab. Quincy, MA | |
| <u>Brandt Point Courtyard</u> | \$ 500,000 |
| 8 Time-share Condominiums Nantucket, MA | |
| <u>Concord Fitness Center</u> | \$ 750,000 |
| 7,000 s.f. Health Club Concord, MA | |
| <u>Dairy Processing Facility</u> | \$ 1,100,000 |
| Northeast Correctional Center Concord, MA | |
| <u>Guy LaRoche</u> | \$ 125,000 |
| Newbury Street Retail Clothier Boston, MA | |
| <u>Linear</u> | \$ 175,000 |
| Hair Salon Boston, MA | |

DONNELLY MAUGEL ARCHITECTS
BOSTON, MASSACHUSETTS



INTRODUCTION

Donnelly Mangel Architects is a multifaceted architectural firm providing all the services necessary to meet the varied needs of regional as well as international clients. Our firm is a team of individuals with highly developed architectural skills and with experience in all types of building projects. Our staff includes architects, engineers and draftspersons who combine high professional standards with innovation in the fields of architecture and planning.

SPECIALTIES

Donnelly Mangel Architects serves clients as advocates before government agencies and boards, financial institutions, and special interest groups. Our firm prides itself on our talent for communicating and negotiating with various groups who may have conflicting agendas.

We respect the budgetary restraints of each project. Our cost analysis provides sound financial projections. Our creativity enables us to provide cost-effective alternatives to specific programmatic constraints.

Our professionalism allows us to adapt easily as members of your team. Donnelly Mangel Architects provides outstanding architectural and engineering services. Our experience and skill will insure the successful completion of your projects.

The descriptions and illustrations of our various projects are representative of the services Donnelly Mangel Architects provides to industry, institutions, and government. We are noted for restorations of buildings listed on the National Register of Historic Places, as well as our work in housing, residential condominiums, resort condominiums, retail stores, industrial buildings, commercial condominiums, and correctional facilities.

We take great pride in our work.

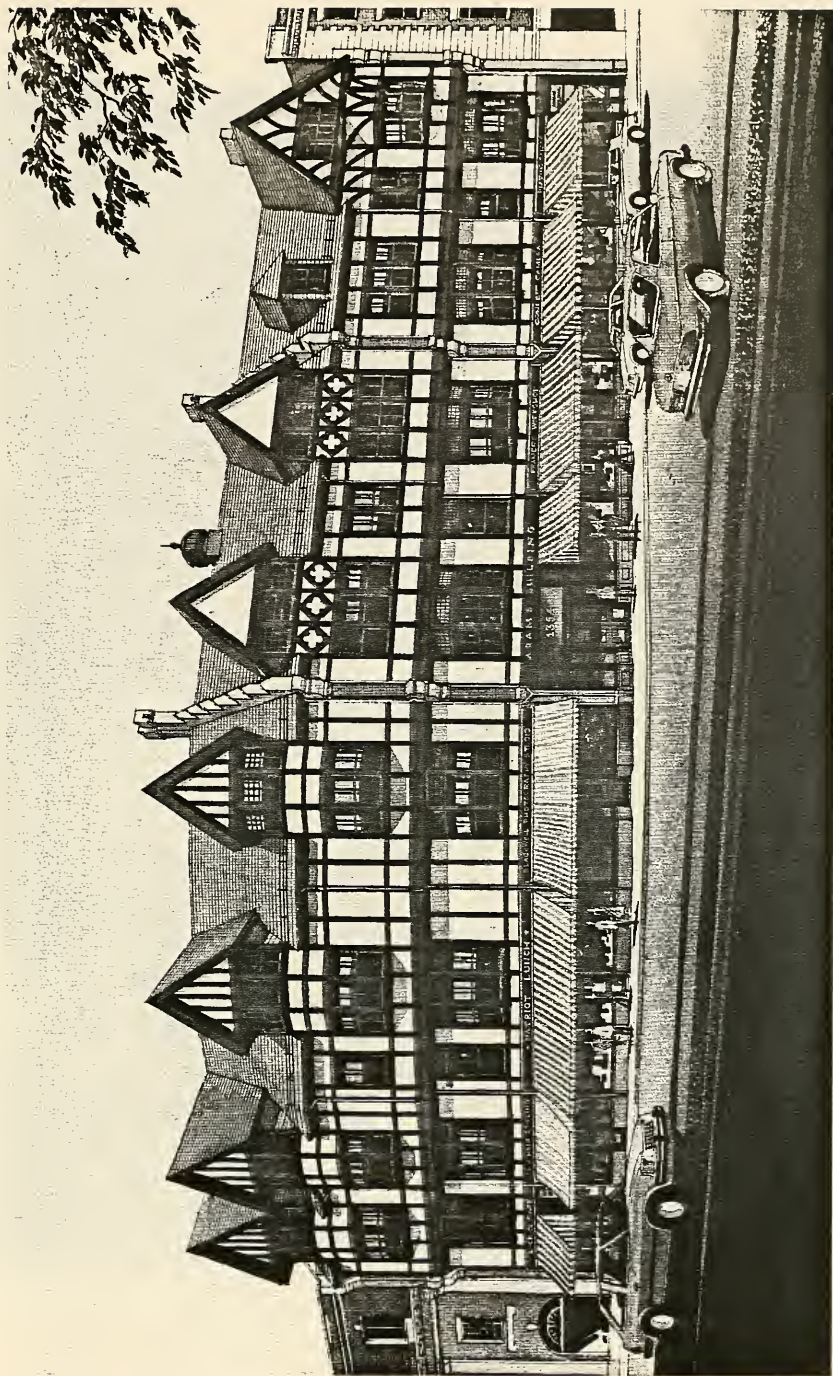
ADAMS BUILDING

National Register of Historic Places

Quincy, Massachusetts

The historically accurate restoration of this landmark Quincy office building won the 1982 Massachusetts Historical Commission's Preservation Award, and has since become a regional reference. Interior period details, such as the balustrades of the stairway, were either restored or duplicated and replaced. Restored exterior details included accurate color choices, and new store fronts with appropriate signs for the retail level. The fourth level attic space was incorporated with the third floor, creating duplex offices, and increasing the number of useable square feet.

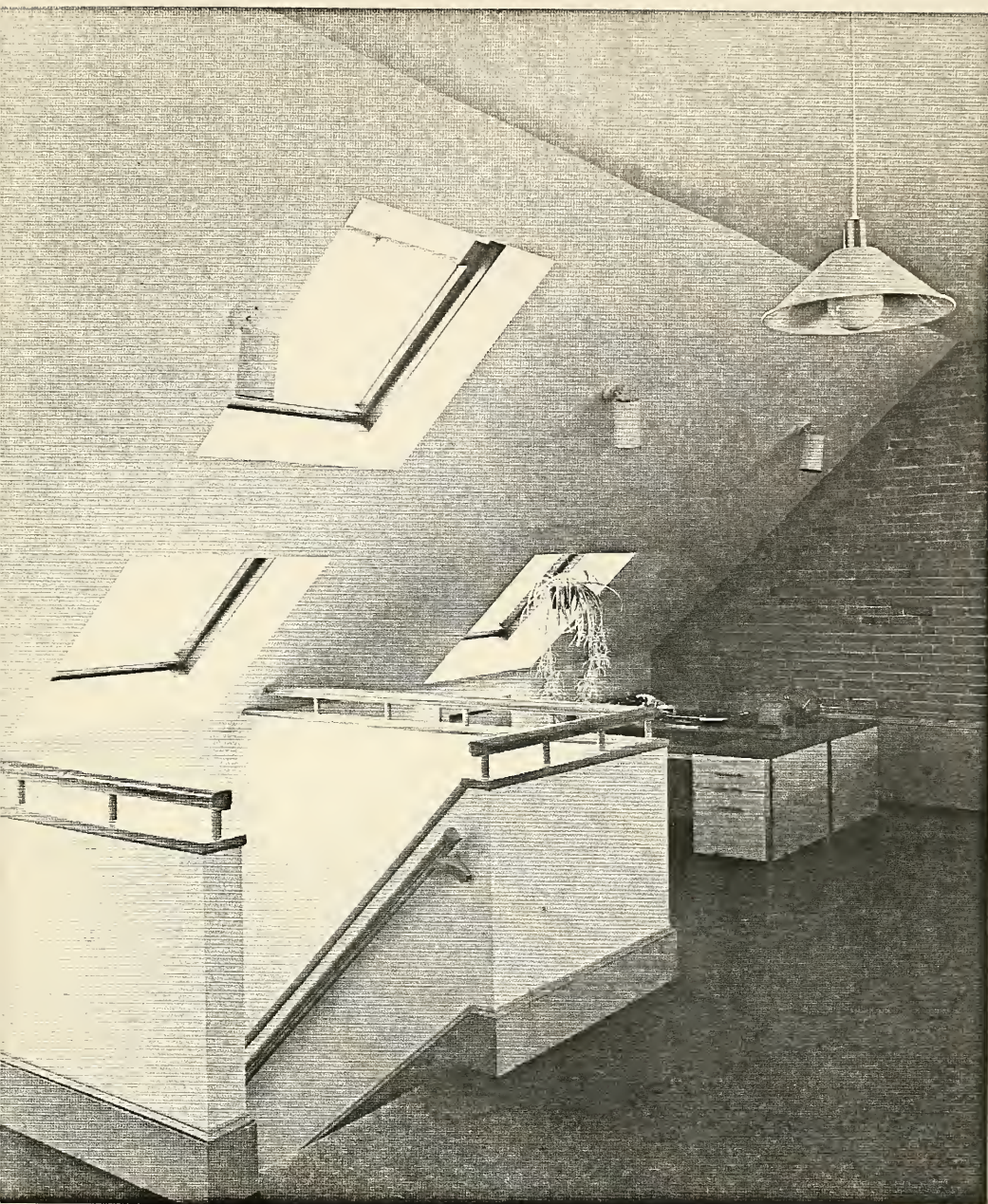
The restoration of the Adams Building renewed interest in the downtown area and stimulated other restoration projects.



ADAMS BUILDING
Quincy, Massachusetts



ADAMS BUILDING
Quincy, Massachusetts



ADAMS BUILDING
Quincy, Massachusetts

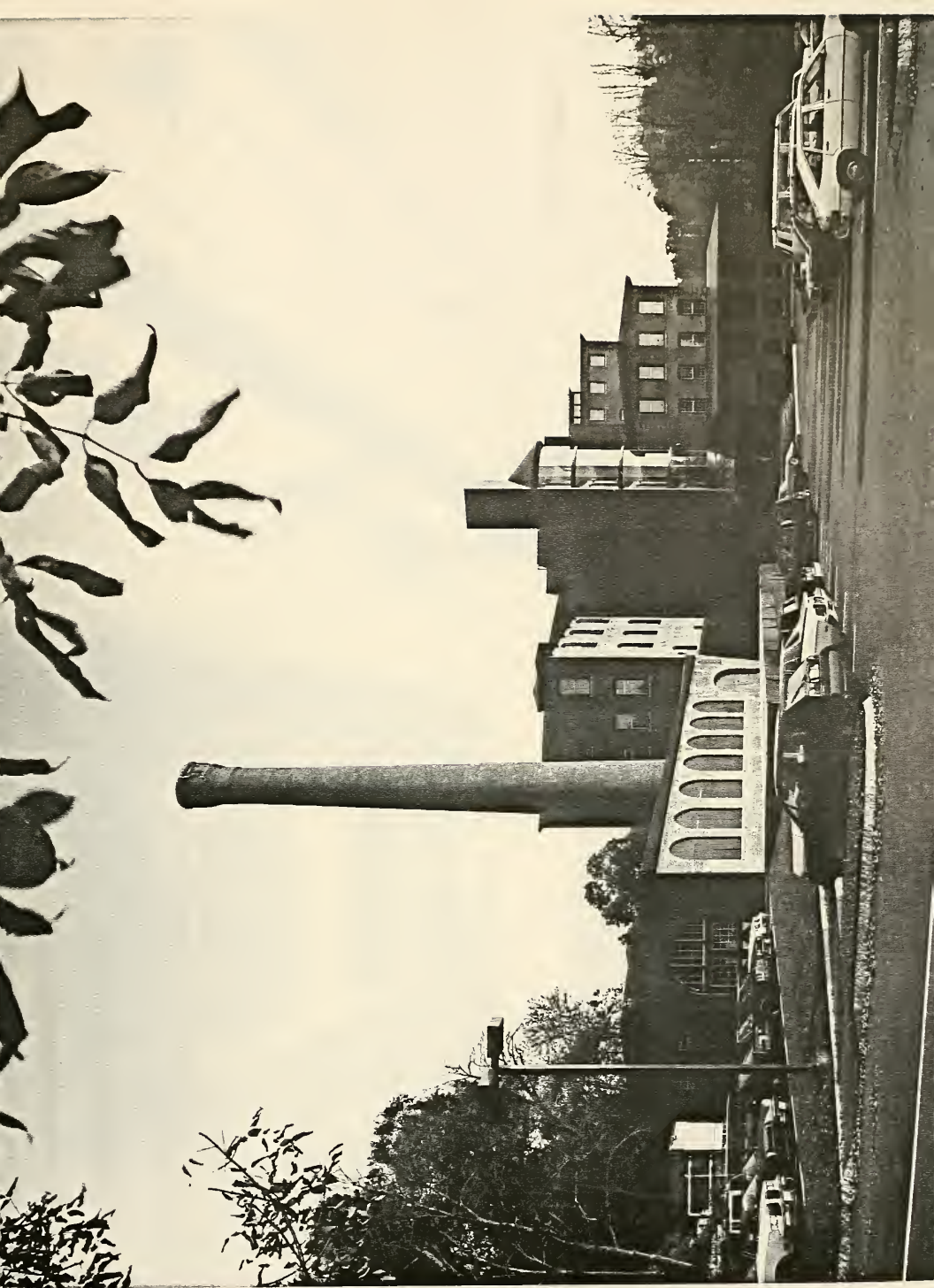
DAMON MILL RESTORATION

on the National Register
of Historic Places

Concord, Massachusetts

Restoration and rehabilitation of the deteriorating, six story mill building into office condominiums required obtaining the Massachusetts Historical Commission's approval for all changes, and resolving the site's watershed problem. The development of Damon Mill fulfilled the US Department of the Interior's standards and requirements as a "Certified Rehab.". Prominently located in Concord, Massachusetts, the Damon Mill project involved working with various community groups, the local Building Department, the Concord Historical Commission, and the US Department of the Interior.



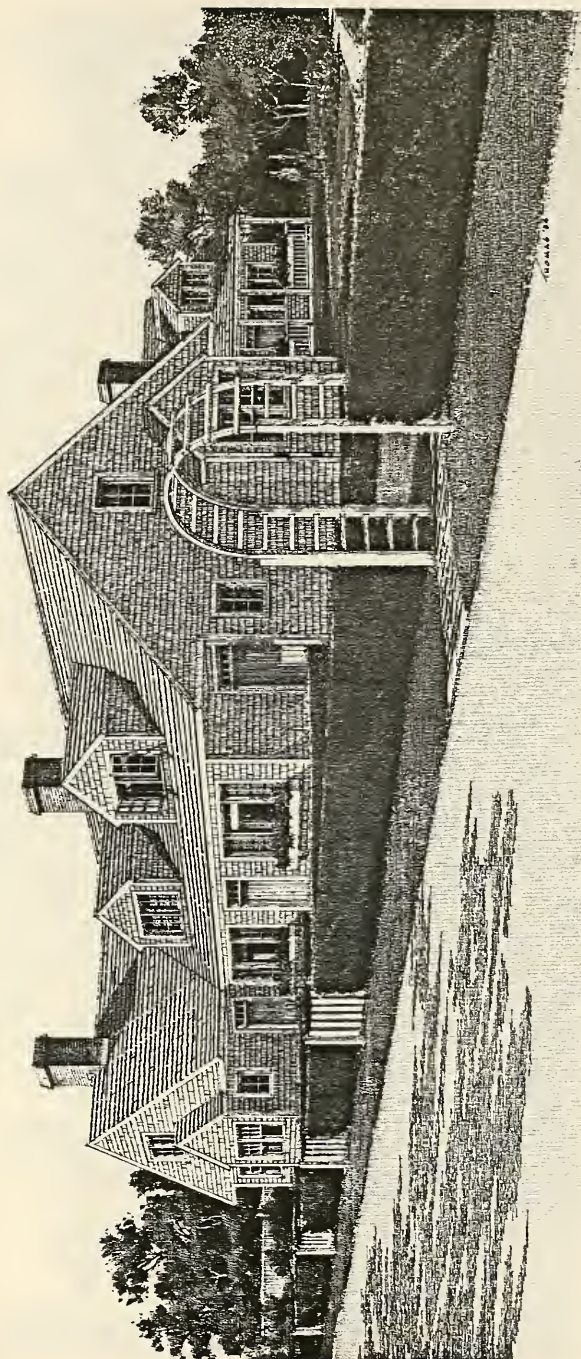




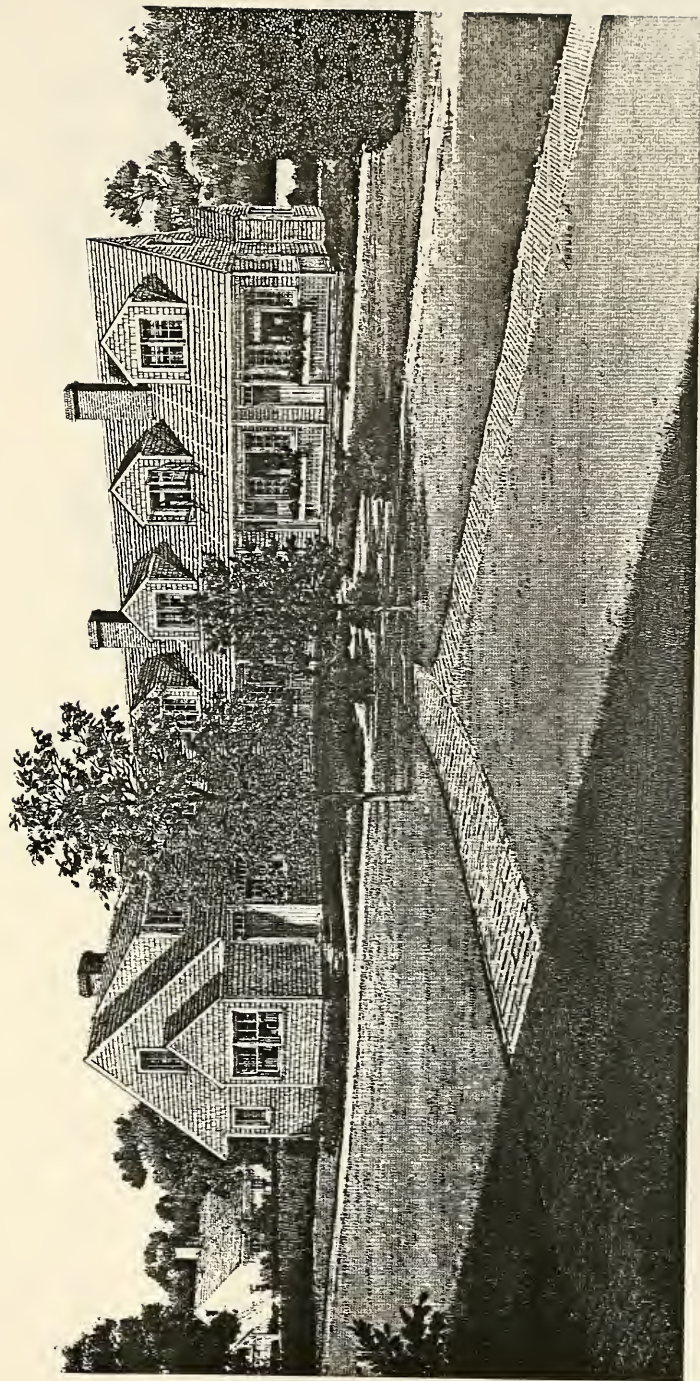
BRANT POINT COURTYARD CONDOMINIUMS

Nantucket, Massachusetts

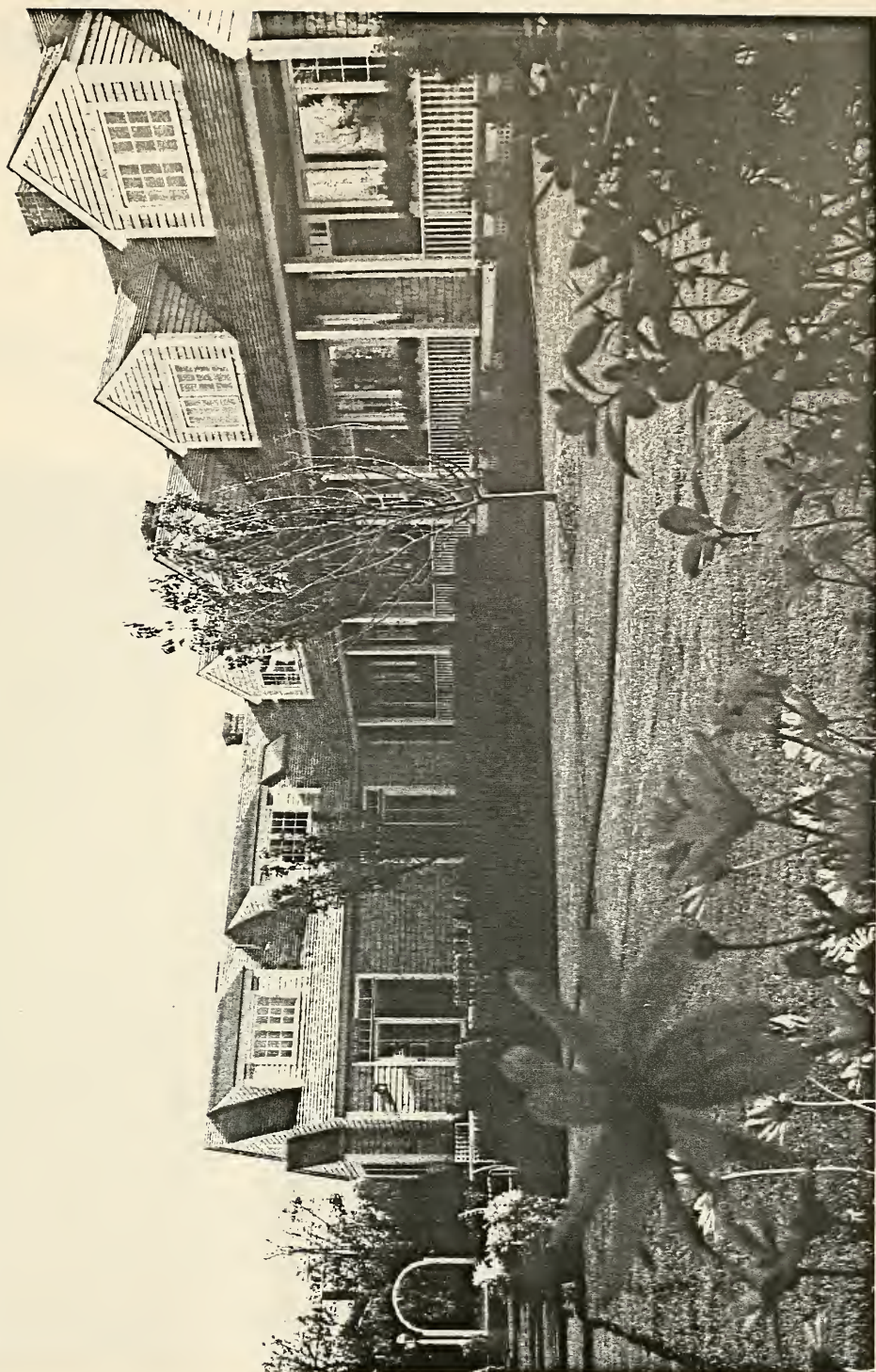
The design for this time-share resort complex had to express the quintessential Nantucket idiom. The site configuration included two existing structures, new construction, the incorporation of the facade into the urban streetscape, and the creation of a central courtyard. Brant Point Courtyard Condominiums articulates a pre-established design idiom while meeting modern expectations of a leisure facility.

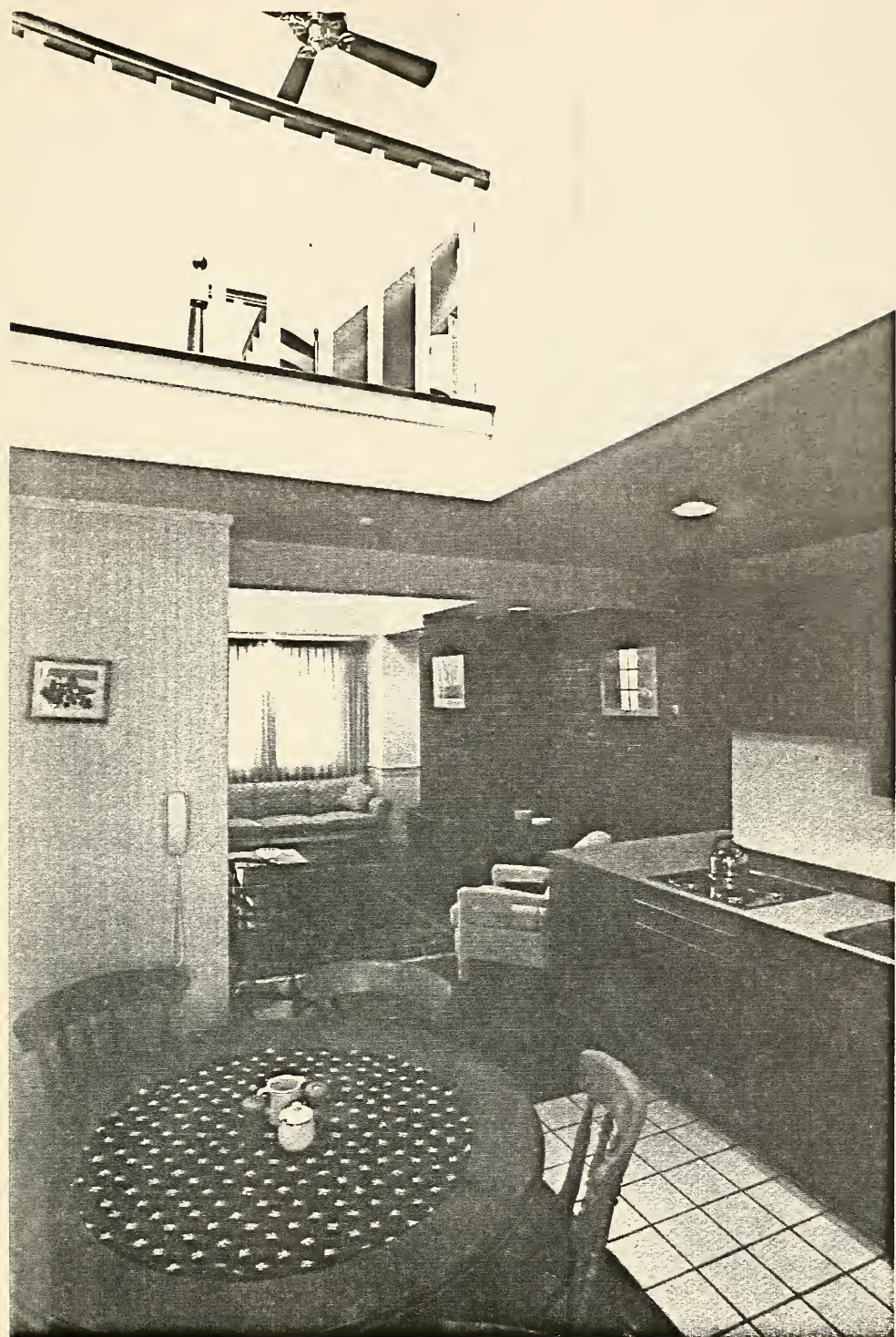


BRANT POINT COURTYARD
Nantucket, Massachusetts



BRANT POINT COURTYARD
Nantucket, Massachusetts

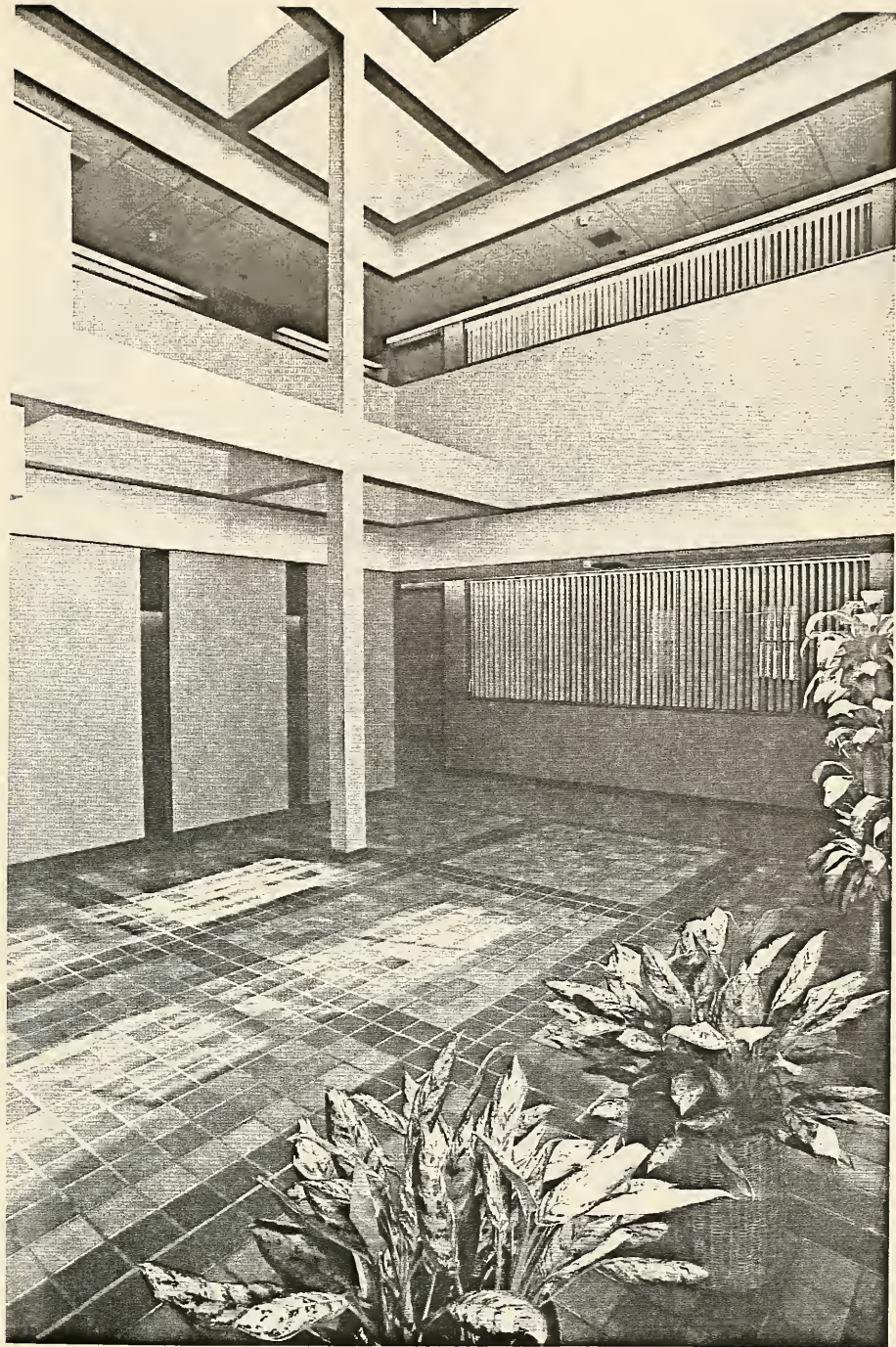




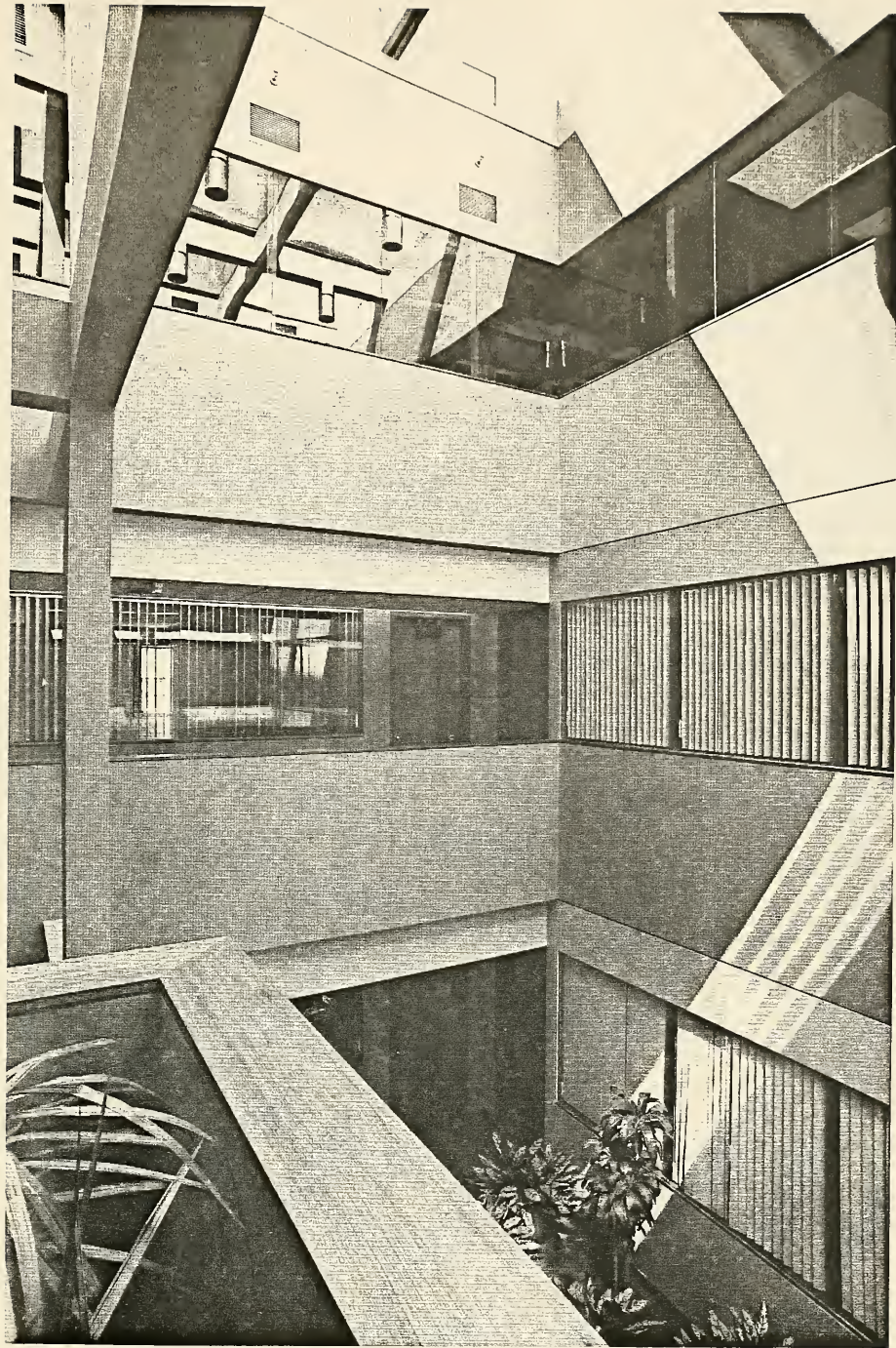
THE ATRIUM BUILDING

Quincy, Massachusetts

Converting a dark, under-utilized storage building with a bland street exposure into premium quality office space called for an internal solution- a skylit atrium. The atrium provided abundant natural light, and also organized the function of the building. Necessary construction supports, such as those along the balconies were left visible, creating an additional accent in the atrium's overall design.



ATRIUM BUILDING
Quincy, Massachusetts

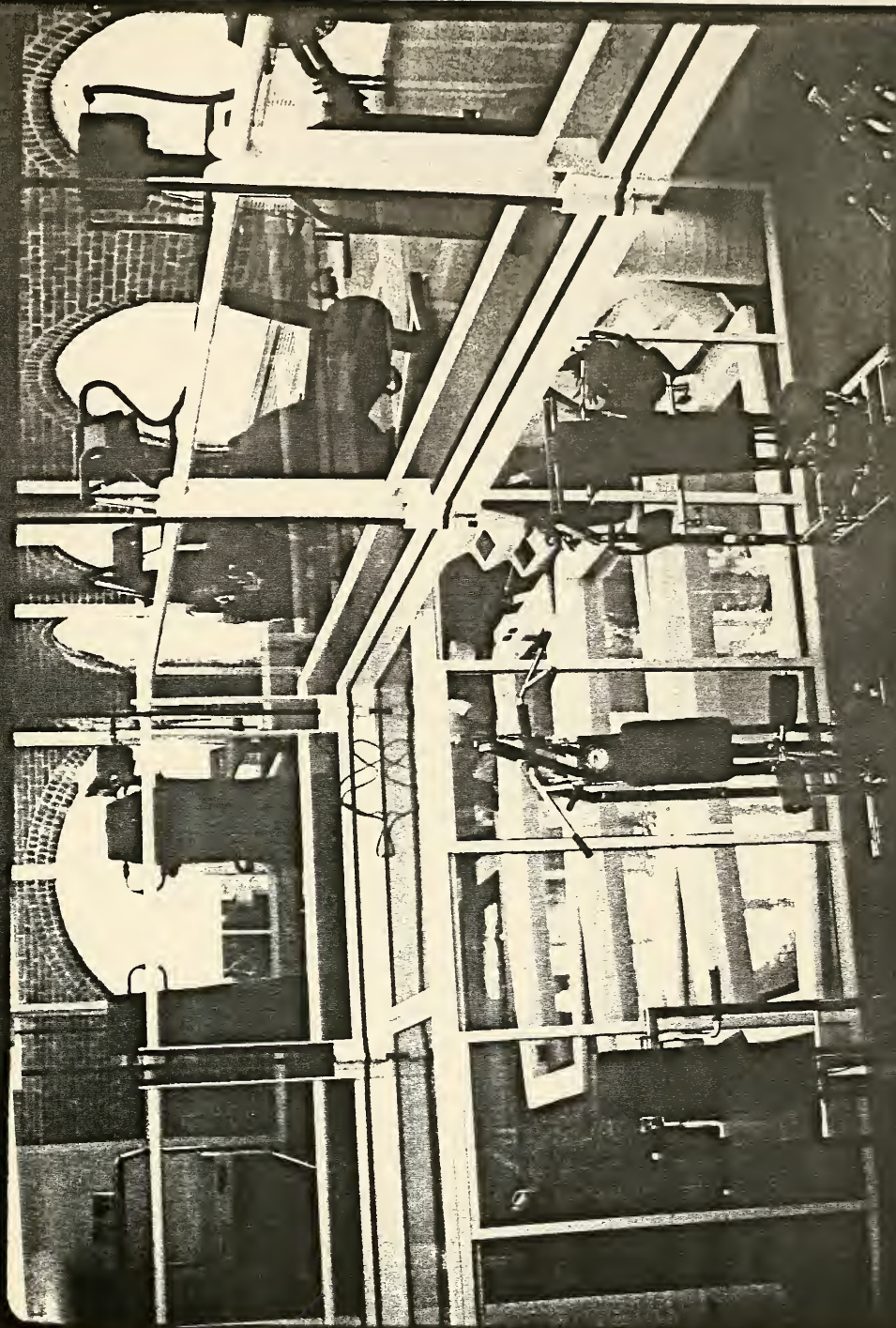


ATRIUM BUILDING
Quincy, Massachusetts

CONCORD FITNESS CENTER

Concord, Massachusetts

This three level Health Club utilized part of the historic Damon Mill combined with a new addition which matches the nineteenth century mill construction. The Fitness Center houses locker rooms, a juice bar, swim tanks, an aerobics room, and offices. Hot tubs overlook the canal which traverses the Mill at its lowest level. An exciting combination of high tech materials and lighting is juxtaposed against new and preexisting brick walls and arched windows. A loft is suspended by tie-rods from heavy timber roof beams to create a two story space for Nautilus equipment; both levels overlook the whirlpool/swimming area. Full membership was achieved within weeks of opening.



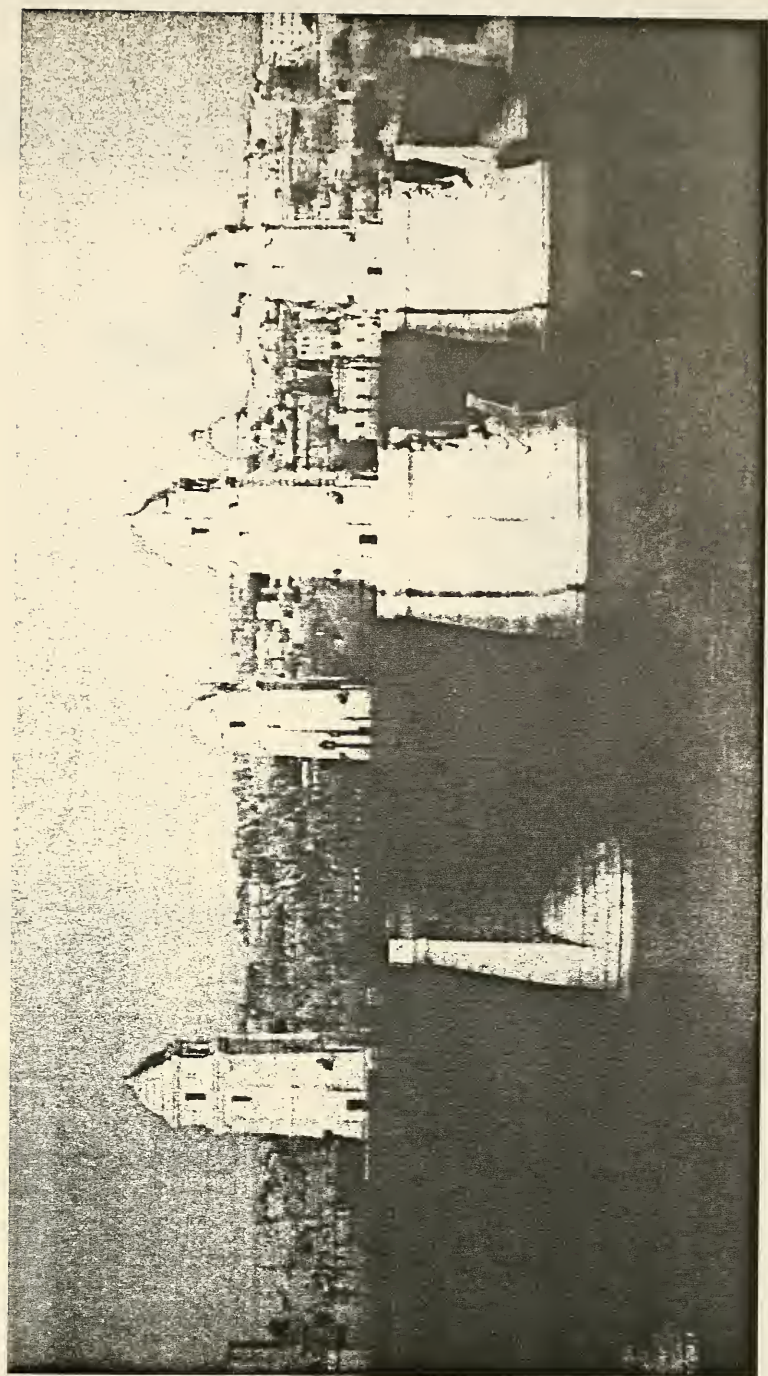
LONGFELLOW BRIDGE RESTORATION

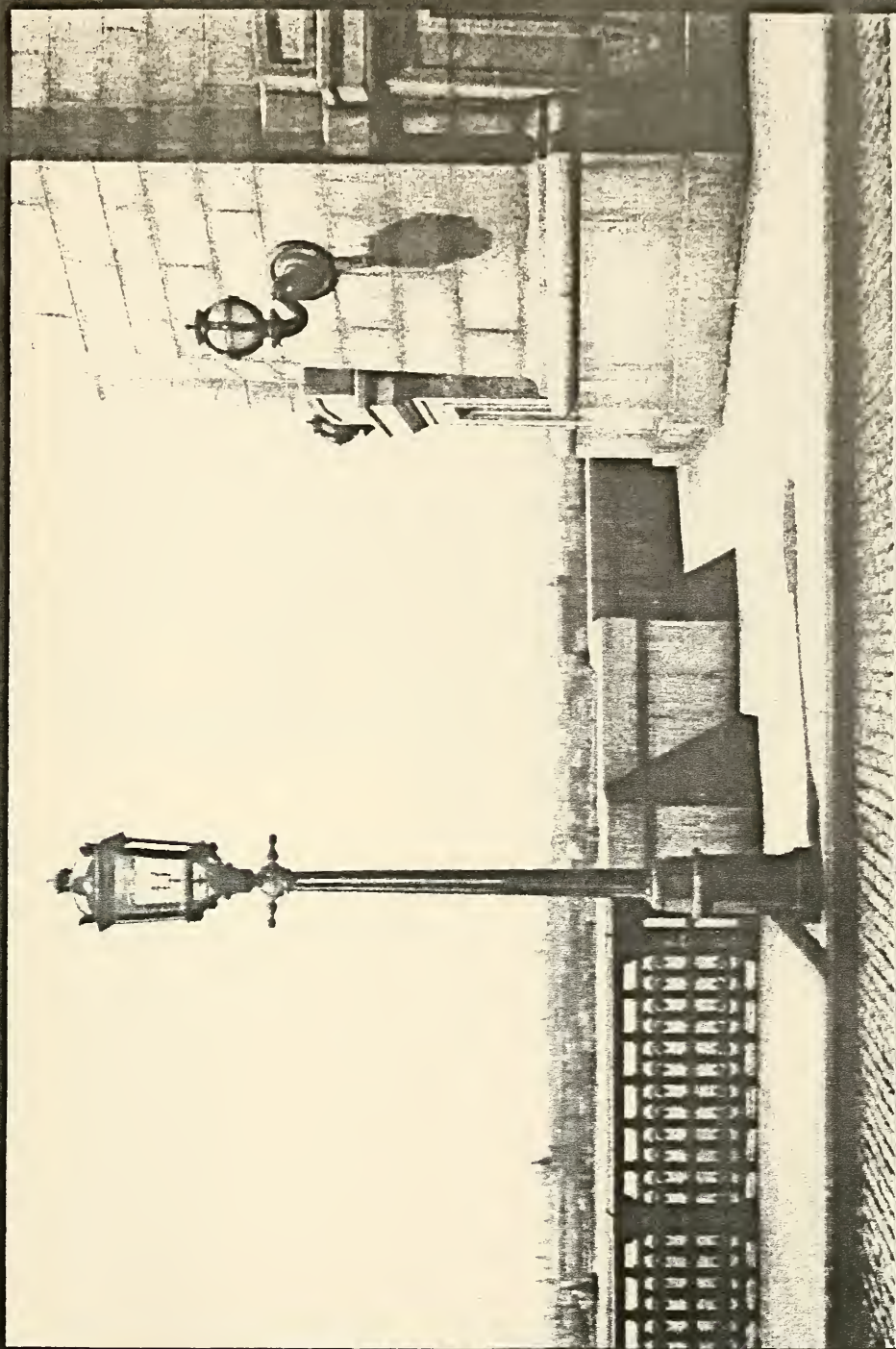
National Register of Historic Places

Boston, Massachusetts

This national register historic structure was designed in 1907 by Edmund March Wheelwright and is one of the most splendid examples of the architecture of this period. The bridge reflects in a very eloquent way a significant part of Boston's history. Mr. Wheelwright also designed such notable structures as Horticultural Hall, the New England Conservatory, the Massachusetts Historical Society and the Opera House.

We take great pride in participating in the restoration of one of the city's great landmarks.





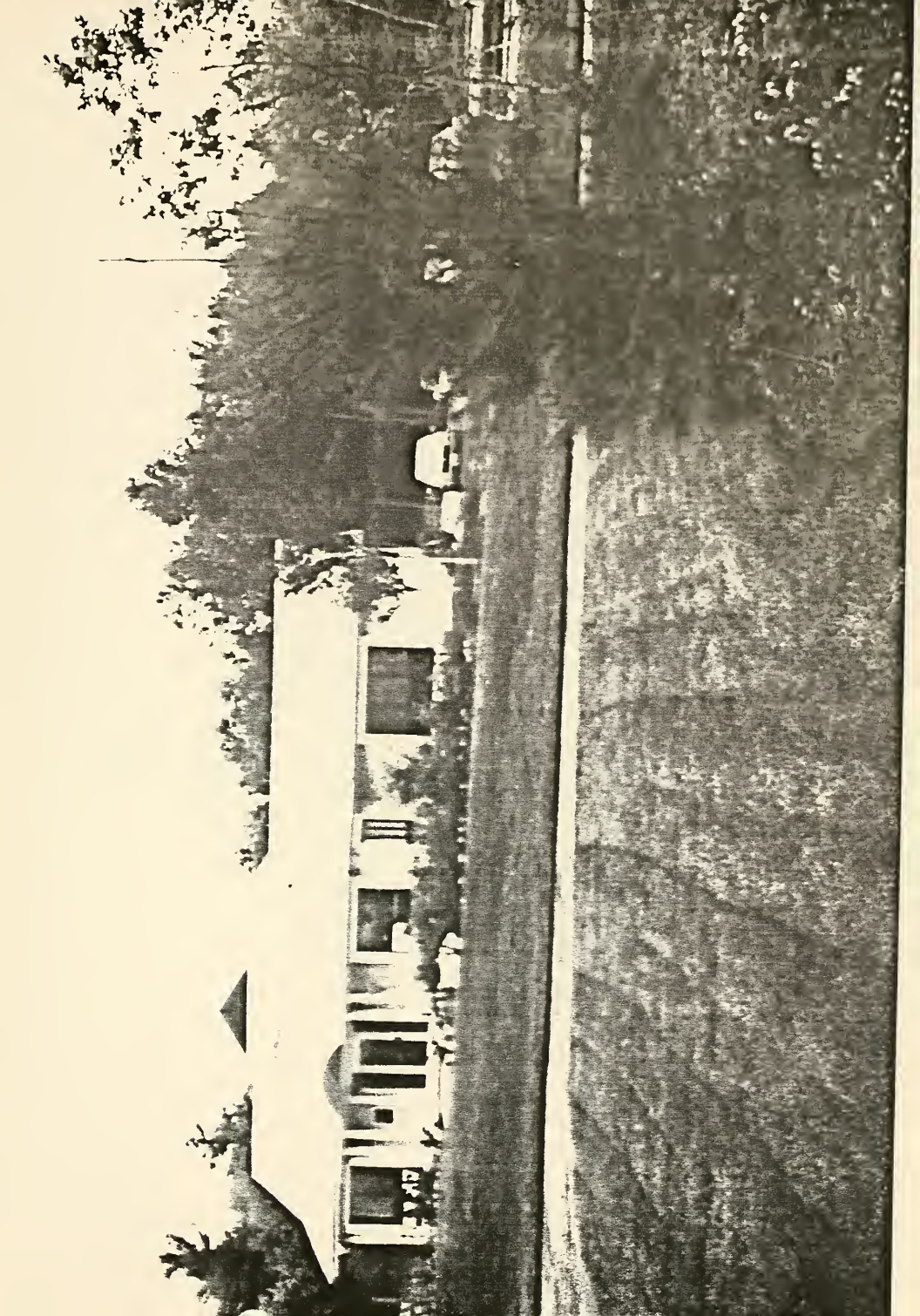
RIVERVIEW COMMONS

Andover, Massachusetts

Prominently set on the heavily wooded banks of the Merrimack River, the Riverview Commons features three modern buildings with 220 spacious residential units and a separate community Clubhouse. The complex is ideally arranged to provide outstanding views and solar orientation to the majority of the studios, one, two and three bedroom units, some of which are two story duplexes and handicap and moderate income units.

The main buildings are six and seven stories high with elegant public areas which feature marble floors, mahogany panelled walls, brass elevator doors and wall sconces. The two thousand square foot Clubhouse features a ten foot wide floor-to-ceiling stone fireplace, cathedral ceilings in the function and exercise rooms and large expanses of glass which overlook the inground pool and the Merrimack River.





JAMESTOWN PLACE

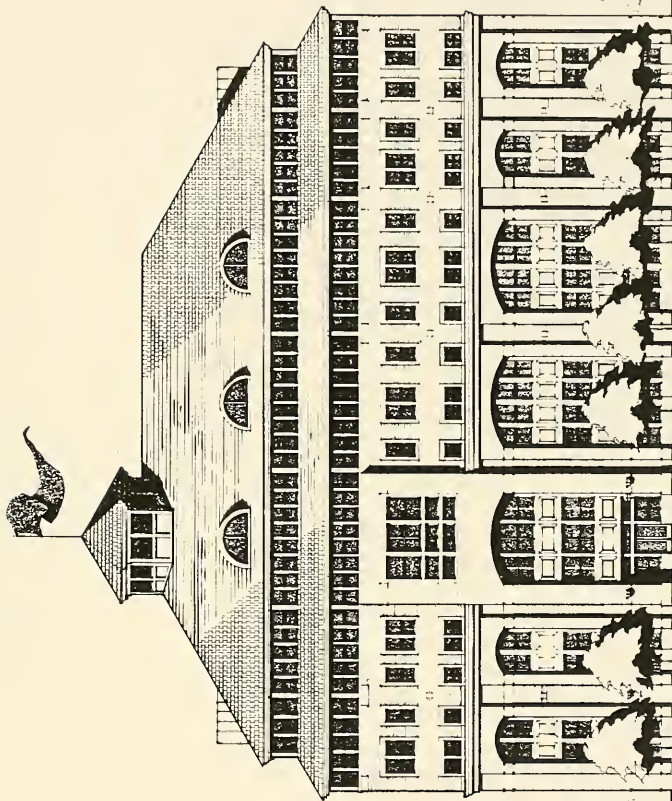
Charlestown Navy Yard

Boston, Massachusetts

Today the Charlestown Navy Yard has been revitalized into the largest historical rehabilitation project in the United States. Our design of Jamestown Place, with approximately one hundred thousand square feet of first class office space, will occupy the very center of the Charlestown Navy Yard.

What is truly exciting about Jamestown Place is its status as the first newly-constructed office complex within the Charlestown Navy Yard. Built of red brick and granite, Jamestown Place will rise to complement its nineteenth century neighbors which have undergone historic adaptation and reuse. Three levels of below grade parking will be constructed beneath Jamestown Place to accommodate the tenants.

Jamestown Place presents the first opportunity to combine a modern, state-of-the-art facility within a historic harborside location.



JAMESTOWN PLACE, PARCEL 39A

Charlestown Navy Yard Boston, Massachusetts Jamestown Place Realty Trust



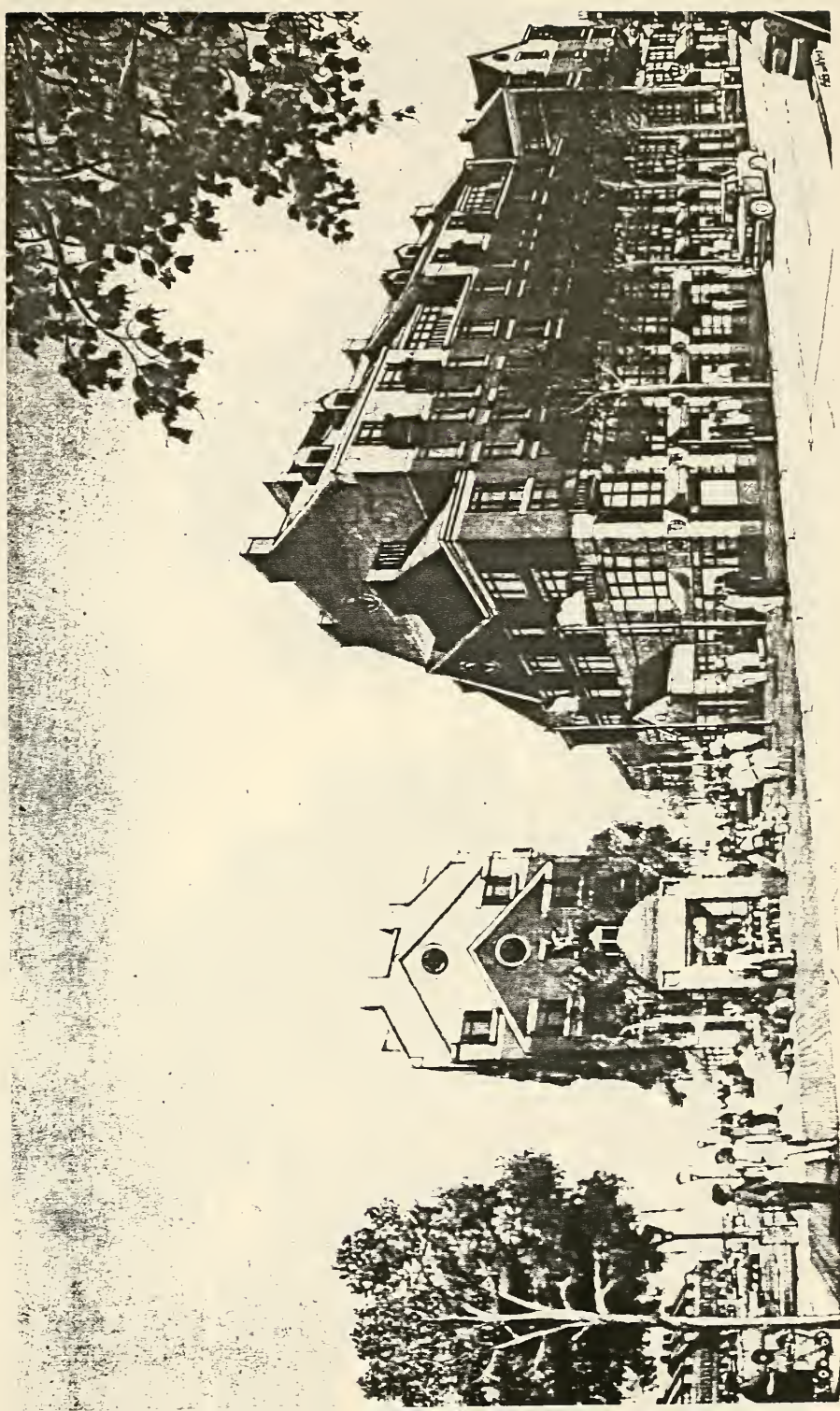
THE LANDING AT SARGENT'S WHARF

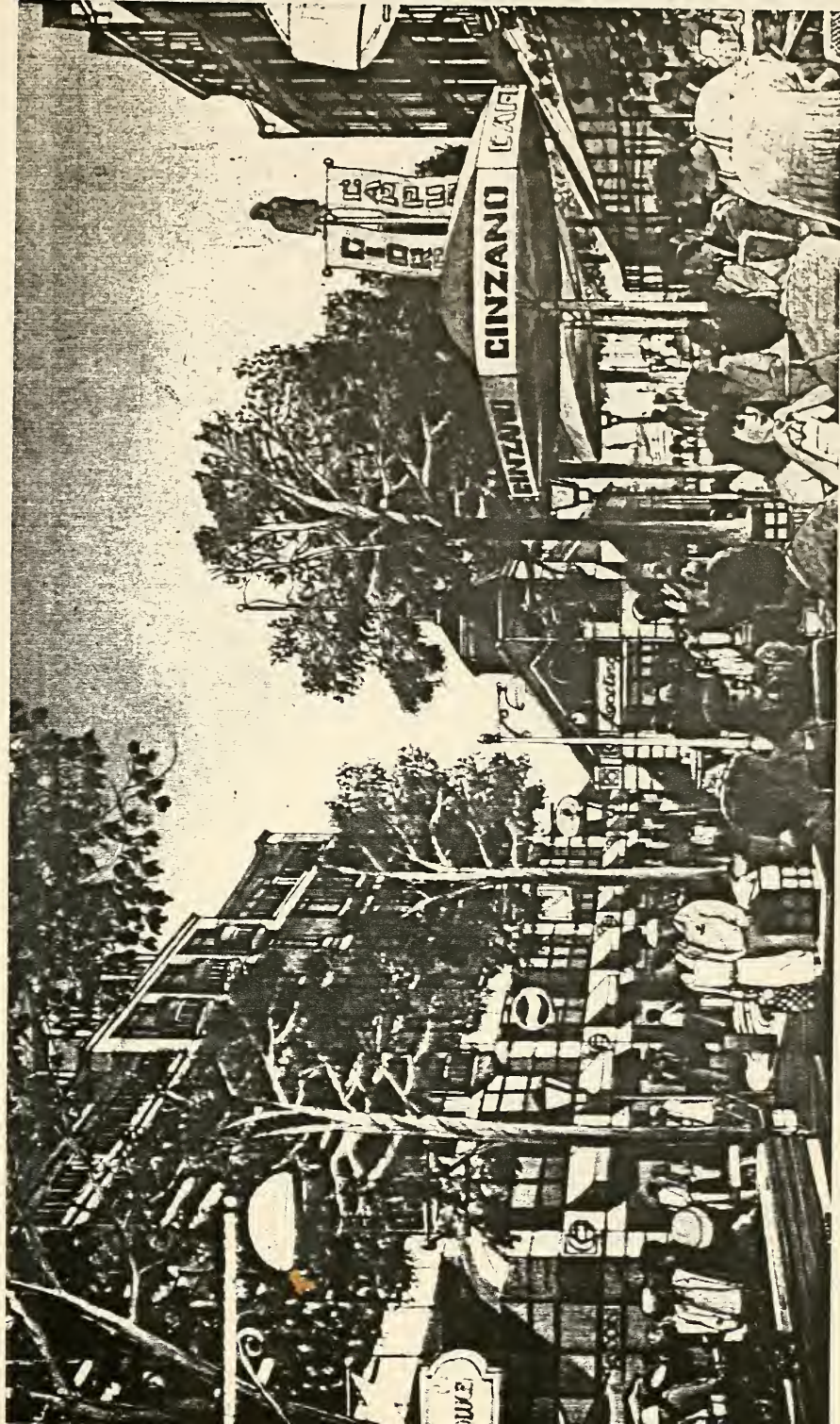
Boston, Massachusetts

The Landing at Sargent's Wharf represents a unique development concept unprecedented in any major city in the US. The concept is to develop a totally affordable publicly accessible project on a prime waterfront site.

The placement and orientation of the buildings allowed for the visual and physical extension of the North End Community to the Boston Harbor. The design also provided visual and physical paths across the site from the adjoining wharves in a north/south direction. A continuous water's edge pedestrian walk is maintained throughout the entire site.

The facades employ the use of stone and brick masonry. In addition to the traditional Boston red brick, a lighter brick is used for upper stories to reduce the perceived height and accentuate the linear character of the buildings. The ground floor employs an intimately scaled store front system.





PAUL J. DONNELLY AIA, PE

Professional History

Paul J. Donnelly AIA, PE established Donnelly Mangel Architects in 1988 as an outgrowth of over fifteen years of experience as a sole practitioner and as a member of architectural and engineering firms in Massachusetts and New York. Mr. Donnelly is registered as both an architect and an engineer.

Mr. Donnelly has been a faculty member in the Fine Arts Department of Boston College, the Architecture Division at Roger Williams College and also has been a guest critic and lecturer at Harvard University's Graduate School of Design. He has served as a studio critic and thesis advisor at the Boston Architectural Center.

Mr. Donnelly holds a Bachelor of Architecture degree from the Boston Architectural Center. He received a BS in Engineering from Northeastern University and as MS in Engineering from Columbia University, with additional graduate studies in engineering at McGill University.

Professional Affiliations

American Institute of Architects

Boston Society of Architects

Board of the Massachusetts Council on the Arts and Humanities (1980-1986)

Construction Advisory Board of the American Arbitration Association

Commonwealth of Massachusetts Designer Selection Board (1982-1984)

Donnelly Mangel Architects

BRENT A. MAUGEL AIA

Professional History

Brent A. Mangel established Donnelly Mangel Architects in 1988 as a result of over ten years of experience in architectural programming design and construction ranging from major urban transit facilities to large custom single family homes.

Mr. Mangel had served as an Associate in two large Boston architectural firms and his responsibilities included all phases of design and project management in municipal facilities, office buildings, residential developments, transportation facilities and health care facilities.

Mr. Mangel holds a Bachelor of Science Degree from Bowling Green State University. He received a Bachelor of Architecture degree from The Boston Architectural Center. Mr. Mangel has been a Registered Architect in Massachusetts since 1983. He has also served as a studio instructor and critic at the Boston Architectural Center.

Professional Affiliations

American Institute of Architects

Boston Society of Architects

